Map 119-5
Par 235 Is

STATE OF TENNESSEE]
ss.
DAVIDSON COUNTY]

Mail Tax Notices To:
Murfreesboro Federal S+L
P.O. Box 188
Murfreesboro, TN 37130

PREPARED BY SMITH, SELLERS, & TOLBERT ATTYS
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES!

FOR AND IN CONSIDERATION of the sum of FORTY SIX THOUSAND AND NO/100 ($46,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, CLIFTON M. TAYLOR and wife, RUBY S. TAYLOR have this day bargained and sold and do hereby transfer and convey unto MARY WATKINS WELLS, her heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee and being described as follows, to-wit:

BEING a house and lot known as 2400 Foster Avenue and being all of Lot No. 1 of Subdivision Number 8138U as of record in Book 5190, page 502 of the Register's Office of Davidson County, Tennessee and being further described as BEGINNING at a point in the East margin of Foster Avenue, said point being the Southwest corner of the Ben B. Biffle, Jr. property (Deed Book 5126, page 904) and running thence S 83° 49' 53" E, 216.43 feet to an iron pin in the South line of the Alvin K. Butner, Jr. et ux property (Deed Book 5000, page 503) thence S 5° 47' 05" W, 76.89 feet to an iron pin in the West line of the Chris R. Cothron et ux property (Deed Book 5310, page 97) thence N 84° 36' 33" W, 59.72 feet to a point in the North line of the Mary Etta Staggs Hoffman property (Deed Book 3764, page 339) thence N 6° 06' 10" E, 5 feet to an iron pin set; thence N 83° 35' 13" W, 157.31 feet to an iron pin set in the east margin of Foster Avenue, said point being N 6° 24' 47" E, from the intersection of the East line of Foster Avenue with the North Line of Elberta Street; thence with the East margin of Foster Avenue, N 6° 24' 47" E, 72.03 feet to the point of beginning.

Being a portion of the property conveyed to Clifton M. Taylor and wife, Ruby S. Taylor by deed from James Lee, Robert E. Lee, Jr. Rose Caylor and Jane Caylor, as of record in Book 5430, page 636 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a 20-foot minimum building setback line as shown on subdivision plat of record in Book 5190, page 502 of said Register's Office.

TO HAVE AND TO HOLD, said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee her heirs and assigns, forever.

9507 04/13 125.10 CHECK

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same, and that it is unencumbered except by lien of the 1981 property taxes, which taxes are being prorated between the parties herein; the grantors paying to the grantee their proportionate share and the grantee making payment of same when due and payable.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantee her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 9th day of April, 1981.

Clifton M. Taylor
CLIFTON M. TAYLOR

Ruby S. Taylor
RUBY S. TAYLOR

STATE OF TENNESSEE]
ss.
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CLIFTON M. TAYLOR and wife, RUBY S. TAYLOR , the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within and foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 9th day of April, 1981.

Frances Leyhew
Notary Public

My commission expires: 10-24-83.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Watkins Wells
Affiant

Sworn to and subscribed before me, this the 9th day of April, 1981.

Frances Leyhew
Notary Public

My commission expires: 10-24-83.

FELIX Z. WILSON
NOTARY PUBLIC
RUTHERFORD CO. TENN.

FELIX Z. WILSON
NOTARY PUBLIC
RUTHERFORD CO. TENN.

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TENN.

APR 13 2 51 PM '81

IDENTIF. REFERENCE

G. 3.7.1.5 1-

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5732 PAGE 146

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46000.00- CO	
			119.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 126.10-	
9907A04/13/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3.7.1-5.1

IDENTIF. REFERENCE

APR 13 2 51 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816416